

State of Hawaii  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION  
P.O. Box 373  
Honolulu, Hawaii 96809

**ADDENDUM NO. 1  
FOR  
JOB NO. F11C763A  
IOLANI PALACE STATE MONUMENT  
PHASE 1 REPLACEMENT OF CHILLED WATER SYSTEM  
OAHU, HAWAII  
May 20, 2010**

The items listed hereinafter are hereby made a part of the contract for the above project and shall govern the work, taking precedence over previously issued plans and specifications governing the items mentioned.

**PRE-BID CONFERENCE** attendance sheet and minutes are attached.

**NOTICE TO BIDDERS** : State Contractor's license is **CHANGED** to "classification B".

ENGINEERING DIVISION

  
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CARTY S. CHANG, P.E.  
Acting Chief Engineer

## SIGN-IN SHEET

PRE-BID CONFERENCE  
FORJob Number: F11C763ADate: 19 May 2010Job Title: Iolani Palace State Monument-Phase I Replacement of Chilled Water  
System, Oahu, Hawaii

	<u>Name</u>	<u>Company</u>	<u>Email Address</u>	<u>Phone</u>
1	LITO LLAMAS	HFI MECHANICAL, INC.	llamas@lava.net	845-5432
2	Bill Hiner	A&B ELECTRIC Co.	bill@abelectrhi.com	682-4624
3	Guy AGENA	ALAKA'I MECH	GAGENA@ALAKAIMECHANICAL.COM	834-4262
4	Kent Matsuzaki	Economy Pkg's SM	eps-KentC.hawaii.rr.com	842-5100
5	ORLANDO DINIEGA	A'S MECHANICAL & BLDG.	oldmeck@hawaii.net	841-0777
6	DERON JSO	INSYNERGY ENG.	djs0@insynergyseng.com	524-3773
7	Noelani Ah Yuen	Friends of Iolani Palace	facilities@iolanipalace.com	522-0826
8	Alvin Satorgata	DLWR/Eng Div	alvin.n.satorgata@hawaii.gov	587-0271
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Pre-Bid Meeting  
F11C763A  
**Iolani Palace State Monument-Phase1**  
**Replacement of Chilled Water System**  
**Oahu, Hawaii**

Date / Time : 18 May 2010 / 9:00 AM

Attendees: See attached sign in sheet

Items discussed:

**SCOPE OF WORK:** The work shall generally consist of the replacement of the existing fan coil/air handling units, outdoor air ductwork, reheat coils, chilled water piping insulation, and DDC controls. The existing supply fans shall be replaced with new pretreated outdoor air handlers to supply pre-cooled outdoor air to each of the new units. All existing outdoor air ductwork shall be replaced with new pre-insulated ductwork. The existing gypsum board ceilings where indicated, shall be removed and replaced to allow replacement of the equipment. New access panels shall be provided to service the new equipment. All existing panels and lighting affected by the ceiling removal work shall be replaced to their original size and locations. The existing chiller plant located in the Mauka and Makai Towers shall remain; however, new chilled water lines and electrical and controls conduit shall be provided to a remote location on the palace grounds for future tie-in to a new central plant. All existing chiller plant controls shall be reconnected to the new DDC system.

**CRITICAL DATES** – Bid opening is 10 June 2010 ( 2 pm)

Hawaii Products Preference Certification by May 19, 2010

Last day for a “Request for Information” (RFI) is 1 June 2010

**CONSTRUCTION TIME** – 10 consecutive months (roughly 300 calendar days) from “Notice to Proceed”

**STATE CONTRACTOR’S LICENSE** will be changed to classification “B”.

**SCHEDULED SITE VISIT** – the schedule will be on **24 May and 26 May** – both starting at 7:00 am to 9:00 am. **Call Alvin Satogata at 587-0271** to confirm attendance. We are limiting the visits to maximum 15 personnel. Contractors will be allowed to look into the ceilings. Iolani Palace staff will provide ladders.

**Questions / Answers**

1. Question: Supplier for the controls was not specified.

Answer – we stayed away from a sole-source specification.

2. There is accessibility to crawl spaces. Hopefully during the site visit, we can have access to majority of them. We will coordinate with Friends of Iolani.

3. Question: State of Hawaii Qualification Questionnaire in the Special Provisions (page SP-1, Section 2, (1) – paragraph 2 –

Answer - To clarify, the *apparent low bidder* may be required to complete a standard qualifications questionnaire AFTER bid opening.

4. Question: How is construction phasing / temporary cooling being addressed.

Answer: We will contact Friends of Iolani and clarify the method on phasing. We will also create a line item in the proposal for compensation.

Friends of Iolani (Noelani arrived at the meeting).

Site visit scheduled for May 24 / 26. ( 15 people maximum ) ( 7:00 am to 9:00 am – visit period) There are a lot of back areas that have the access panels. Crawl spaces are not a problem. We will work with contractors to get the job done. For the site visit, we will have minutes and will provide to contractors.

Contractors present at the pre-bid started signing up for the site visits.

Any adjustments/confirmations for site visits – contact Alvin Satogata (587-0271)

6. Question: Any request for clarifications / information –

Answer – please contact Alvin Satogata (email address on notice to bidders).

There will be addendums coming out for the plans shortly, addressing some access issues to panels.

7. Question: Will there be stockpile site identified

Answer: For the contractor, Friends of Iolani will provide an area in back corner by the Archive building.

8. Question: Can you clarify – parking areas for Contractors.

Answer: Friends of Iolani have about 10 parking stalls for the contractor, but have RULES for the vehicles. Contractors WILL follow the rules. A palace map was provided. (see attached).

9. Question: Any special areas/rooms that need to have air conditioning on all the time. Can you provide a schedule / sequencing for the work ?

Answer: we will meet with the Curator and discuss the phasing of the work. We can shut down for the maximum 5 hours at any time. Communication will be the key between the contractor and Friends of Iolani (during the construction work). Friends of Iolani will relocate their equipment/materials as need to get the improvements completed.

10. Underground line (site work) is for chill water lines to our proposed new plant. The plant for phase 2 will be coming out shortly. We will address that quickly.

11. Question: Can you address noise in certain areas or any quiet times.

Answer: Noise – try to keep it to a minimum. Concrete coring - early in the morning or late in the day. We may need to close down the palace (but the public needs to be notified). Our tours start at 9:00 am to 5:00 pm (quiet time as much as possible). If you can come in early or work at night, that will be allowed. We have 24 hour security for the building.

12. Restrooms in the building will be available. Everything is doable. We need to get these improvements done. Majority of the site work is to the backside of the Palace. Please make sure your subs are listed for the project.

# 'Iolani Palace Grounds Map

